## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	24 St Helens Road, Hawthorn East Vic 3123	
Including suburb and		
and the second s		

Address	24 St Helens Road, Hawthorn East Vic 3123
Including suburb and	
postcode	

#### Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$2,250,000

### Median sale price

Median price	\$2,440,000	Pro	perty Type	House		Suburb	Hawthorn East
Period - From	01/01/2025	to	31/03/2025		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	2 Mowbray St HAWTHORN EAST 3123	\$2,185,000	01/03/2025
2			
3			

#### OR

В\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/04/2025 14:37





Perry Zhou 9810 5000 0474 774 774 PerryZhou@jelliscraig.com.au

> **Indicative Selling Price** \$2,250,000 **Median House Price**

March quarter 2025: \$2,440,000

Property Type: House Land Size: 413 sqm approx

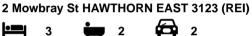
**Agent Comments** 



# Comparable Properties







**Agent Comments** 

Price: \$2,185,000 Method: Auction Sale Date: 01/03/2025

Property Type: House (Res)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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